

## **MINUTES**

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION WILL HOLD A WORK SESSION ON MONDAY JUNE 18, 2012 AT 3:45 P.M. IN THE CONFERENCE ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.**

1. **Discussion of Case 012064, 1755 Avenida de Mercado, Vince Gutschick, Special Use permit for Las Cruces Academy. Zone: C.** Mr Gutschick came to talk to PZHAC about his upcoming special use permit request for a private school. The PZHAC asked about the school, as far as its size, traffic, parking, and future growth projections for the school. There was a comment made by Commissioner Seifert that the Town will not receive gross receipts taxes from a school. Mr. Gutschick was advised that his case will be on the next agenda (July 2, 2012) for a public hearing for a special use permit.
2. **Discussion of Case 012065, 3116 Avenida de Mesilla, Norman Fristoe, Special Use permit for a bed and breakfast. Zone: RA.** Mr. Fristoe came in to discuss his plans for a bed and breakfast. He had a nice drawing of the proposal that he wanted to discuss the style of the architecture and the overall layout, to get feedback from the PZHAC. He stated that even though he knows that the zoning doesn't require the architecture to be given consideration in that zone, he would like to make the design in keeping with the styles of Mesilla's historic zone. The PZHAC liked the concept Mr. Fristoe presented and told him to go ahead and submit his application for a special use permit and take it through the process. He stated he had some details still to work out on the plans but he will be submitting soon.
3. **Discussion of Case 012066, 2590 Avenida de Mesilla, Richard Lujan, Zone change from HR to HC.** Mr. and Mrs. Lujan attended the worksession to discuss their intentions of changing the zoning of their property. Their property is the location of a former hardware store. The building is a commercial type building. It is currently zoned Historic Residential, and they felt that with that zoning, the property is unusable. The property is located next to Palacio's bar on one side, and a commercial parking lot on the other side with Ristramn Chile stand and Caballero Plaza across the street. They felt the zoning would be more appropriate with HC zoning. The PZHAC stated that they see their point, but they were worried about the fact that this would be "spot" zoning. Staff explained to applicants what spot zoning was and the applicants stated that maybe they could get all the neighboring properties to come in for a zone change. The PZHAC stated they would consider that. The applicants stated they will talk to the adjoining properties and come back.
4. **Case 012052, 2850 Calle de Guadalupe, Richard Carreras, building permit for a fence. Zone: HR.** Mr. Carreras attended the worksession and explained his drawing. He stated that he has some iron that someone gave him, that he would like to place on his wood split rail fence. He stated he has tall panels and shorter panels and will alternate tall/short along the fence. The PZHAC asked Mr. Carreras if these are iron from church windows and he stated that they were. The PZHAC collectively did not think that using iron, shaped in the fashion of a church window was historically appropriate for a fence in Mesilla. Mr. Carreras asked what they meant. It was explained that there are no other fences like that in Mesilla. He said, "exactly, I'm trying to have something that looks nice and is different." The PZHAC and staff tried to explain that the ordinance does not allow for that type of fence, or for something that sets a new precedent in the style. The PZHAC did not find the application to be historically appropriate and let Mr. Carreras know that he would not be approved on the regular agenda.
5. **Case 012068, 2202 Calle de Picacho, Robert Taylor, demolition permit for removal of the front porch. Zone: HR.** The PZHAC was apprised of the fact that the porch, due to inadequate foundation under it, is causing structural damage to the main housing, and requires demolition. Staff explained that the house was

actually listed as a neutral structure on the register. The PZHAC said they didn't have any problems granting the demolition permit. They stated that they would vote on the case on the regular agenda.

6. Case 012067, 2701 Calle de Oeste, Father Gabriel Rochelle, building permit to paint art on exterior walls. Zone: HR. Susan Steinhaus and Priscilla Sandoval spoke to the PZHAC about the mural they would like to paint on the side of the house by the side door, and some flowers painted on the front of the stucco wall in front of the house. The PZHAC felt that the ordinance didn't allow for the mural and decorative painting. They discussed with the homeowner if she would like to have the mural under the porch on the front of the house- the ordinance allows for mural under porches or portales. Mrs. Steinhaus did not want the mural in that location. PZHAC had a consensus of opinion that the proposal was not allowed by ordinance.
7. Case 012069, 2001 Calle del Norte, Eddie Lopez, building permit for addition of wrought iron to existing fence and construction of wood fencing along the south property line. Zone: HR. The applicant was not present and the information was not complete as far as what the fence would look like, therefore the PZHAC felt they could not act on this case.

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION WILL HOLD THEIR REGULAR MEETING ON MONDAY, JUNE 18, 2012, AT 6:00 P.M. IN THE CONFERENCE ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.**

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL AND DETERMINATION OF A QUORUM**

### **CHANGES TO THE AGENDA**

### **ACCEPTANCE OF THE CONSENT AGENDA**

*Items on the agenda indicated by an asterisk (\*) are on the consent agenda and will be voted on with one motion unless a Commissioner requests that a specific item be removed.*

### **PZHAC NEW BUSINESS:**

1. Case 012069, 2900 Avenida de Mesilla, Andrea Park, sign permit for Royal Road, Zone: C. Staff explained that this is a retail store to be located in the building next to Shorty's, there's adequate parking, and the business is replacing a previous retail store at that location. A motion was made to approve the case, it was seconded and the vote was unanimous.
2. Case 012056, 2232 Calle del Arroyo, approval of a summary subdivision for a replat (lot line adjustment), pursuant to 17.35.010 Alternate Summary Procedure. Zone: HC. The proposed replat was explained, that the lot line needed to be moved over, so that it doesn't straddle an existing shed. A motion was made to approve, it was seconded and the case passed unanimously.
3. Case 012052a, 2850 Calle de Guadalupe, Richard Carreras, certificate of appropriateness for a fence. Zone: HR. Motion was made to approve, it was seconded and all votes were nay. The case was denied.
4. Case 012052, 2850 Calle de Guadalupe, Richard Carreras, building permit for a fence. Zone: HR. Motion was made to approve, it was seconded and all votes were nay. The case was denied.
5. Case 012068a, 2202 Calle de Picacho, Robert Taylor, certificate of appropriateness for removal of the front porch. Zone: HR. The motion was made to approve this case, having been discussed during the worksession, it was seconded and the case passed unanimously.
6. Case 012068, 2202 Calle de Picacho, Robert Taylor, demolition permit for removal of the front porch. Zone: HR. The motion was made to approve this case, having been discussed during the worksession, it was seconded and the case passed unanimously.
7. Case 012067a, 2701 Calle de Oeste, Father Gabriel Rochelle, certificate of appropriateness to paint art on exterior walls. Zone: HR. Motion was made to approve, it was seconded and all votes were nay. The case was denied.
8. Case 012067, 2701 Calle de Oeste, Father Gabriel Rochelle, building permit to paint art on exterior walls. Zone: HR. Motion was made to approve, it was seconded and all votes were nay. The case was denied.
9. Case 012069a, 2001 Calle del Norte, Eddie Lopez, certificate of appropriateness for addition of wrought iron to existing fence and construction of wood fencing along the south property line. Zone: HR. Removed from the agenda due to lack of complete information.
10. Case 012069, 2001 Calle del Norte, Eddie Lopez, building permit for addition of wrought iron to existing fence and construction of wood fencing along the south property line. Zone: HR. Removed from the agenda due to lack of complete information.

**\*ADMINISTRATIVE APPROVALS:**

1. Case 012059, 2270 Calle de Principal, San Albino Church, building permit for assessment and repair of a 4ft by 4ft area on the wall. Zone: HC.
2. Case 012060, 203 Capri Arc, Marvid Charlson, building permit for fencing. Zone: R-1.
3. Case 012062, 2651 Calle de Guadalupe, Jorge Soltero, building permit for painting house. Zone: HR.
4. Case 012063, 1755 Avenida de Mercado, Vince Gutschick, temporary sign permit. Zone: C.
5. Case 012056, 3044 Snow Road, Don S. Apodaca, building permit for a small metal barn. Zone: RF.
6. Case 012058, 2560 Calle de Santiago, Janine Divyak, building permit for roof repair on front porch. Zone: HR.

**PUBLIC COMMENTS:**

**STAFF COMMENTS:**

**PZHAC COMMENTS:**

**PZHAC ADJOURNMENT:**

**Minutes Approved:**

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**Planning Chair**